GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Nellore Urban Development Authority (NUDA), Nellore – Change of land use from Light Industrial Land Use to Residential Land Use at Nellore Town in Sy.No.100/1A to an extent of 1503.25 Sq.mts (Proposed 1 & 2) of Gundlapalem, Nellore Municipal Corporation limits – Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No.103 Dated:31/07/2023
Read the following:-

1. From the VC, NUDA, Nellore Lr.Roc.No.420/2023/NUDA, dated.04.04.2023
2. Govt. Memo No.2093734/H1/2023, dt.12.06.2023.
3. From the VC, NUDA, Nellore, Lr.Roc.No.420/2023/NUDA, dt.17.06.2023.
4. Government Memo No.138400/H1/2016, dt.15.02.2017.
5. Government Memo No.2093734/H1/2023, dated:23.06.2023.
6. A.P. Extraordinary Gazette No.366, dated:23.06.2023.
7. From the VC, NUDA, Nellore, Lr.Roc.No.420/2023/NUDA, dt.21.07.2023.

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ORDER:-

The Draft variation to the land envisaged in Nellore Municipal Corporation General Town Planning Scheme, issued in the reference 6th read above was published in Extra-ordinary Andhra Pradesh Gazette No.366, Part-I, dated:23.06.2023. The Vice Chairperson, Nellore Urban Development Authority, Nellore in the reference 3rd read above has informed that the applicant has paid an amount of Rs.73,920/- towards development / conversion charges for the proposed change of land use.

2. The Vice Chairperson, Nellore Urban Development Authority, Nellore in the reference 7th read above has stated that they have published the draft variation appendix notification pertaining to above proposed change of land use one in English paper (Indian Express) and one in Telugu paper (Saakshi) respectively on 28.06.2023 calling for objections/suggestions within 15 days from the general public. On publication of notification no complaints/ suggestions were received from the public within stipulated time in the matter. Hence, the draft variation is confirmed.

(P.T.O.)

3. The appended notification will be published in the next issue of the Andhra Pradesh Gazette. i.e., 31.07.2023.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

Y SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Vice Chairperson, Nellore Urban Development Authority, Nellore, SPSR Nellore District.
The Commissioner, Nellore Municipal Corporation, Nellore, SPSR Nellore District.

Copy to:
The individual through the Commissioner, Nellore Municipal Corporation, Nellore, SPSR Nellore District.
Sc/Sfs. (e-2093734/2023)

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the Nellore Municipal Corporation General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.11, MA&UD, dated:07.01.2011 and proposed in exercise of the powers conferred by Section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (Act No.5 of 2016) is hereby published as required by sub-section (4) of the said section.

VARIATION

The site, in Sy.No.100-1A to an extent of 1503.25 Sq.mts. (Proposed 1 & 2) of Gundlapalem, Nellore Municipal Corporation limits. The boundaries which are shown in the schedule hereunder and which is earmarked for Light Industrial Use in the General Town Planning Scheme (Master plan) of Nellore Town sanctioned in G.O.Ms.No.11, MA&UD, Dated:07.01.2011 is now designated for Residential Land Use by variation of change of land use as marked "E,F,G,H" (Proposal-1) and "A,B,C,D" (Proposal-2) in the revised part proposed land use map G.T.P.No.01/2023/NUDA (C.No.420/2023/NUDA) available in the Nellore Municipal Corporation, Nellore Town/ Nellore Urban Development Authority office Nellore, subject to the following conditions that:

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1. The applicant shall obtain prior technical clearance from competent authority before commencement of any development activity at the site under reference.
2. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
3. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES for Proposal - 1

North : Baba Nagar Residential House Plots

East : Malle Aannapoorna

South : Malle Annapoorna & Pundla Venku Reddy

West : Existing 33'-0" wide Colony Road.

SCHEDULE OF BOUNDARIES for Proposal - 2

North : Baba Nagar Residential House Plots

East : Existing 33'-0" wide Colony Road.

South : Malle Annapoorna & Pundla Venku Reddy

West : Malle Annapoorna

Y SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

SECTION OFFICER